

## Proposed Amendments to the Banff Trail Area Redevelopment Plan

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
  - (a) In Section 2.1.3 Land Use, under the heading Medium Density Low-Rise, add a new subsection after subsection 2.1.3.7 and renumber the following sections accordingly:

“2.1.3.8 For the sites located at 2103 and 2107 – 24 Avenue NW, the following policies apply:

    - a. Development on these parcels should allow for mixed-use development.
    - b. Commercial uses should primarily front onto 24 Avenue NW and may wrap around the corner to the satisfaction of the Development Authority.
    - c. Commercial uses should be of a local neighbourhood-scale and should be located on the floor closest to grade only.”
  - (b) Amend Figure 3 titled ‘Maximum Building Heights’, by changing 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 2103 and 2107 – 24 Avenue NW (Plan 9110GI, Block 14, Lots 15 and 16) from ‘12 m’ to ‘16 m’ as generally illustrated in the sketch below:

